



11 Station Road, Shirehampton, BS11 9TU
£225,000

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11 Station Road, Shirehampton, BS11 9TU

- Period mixed-use property with huge potential
- Sizable two double bedroom apartment above with large loft with potential
- Excellent potential for conversion (subject to necessary planning consents)
- Premier Station Road in Shirehampton
- Spacious ground floor with shop front to Station Road with large cellar stoarge
- Courtyard garden to rear
- In need of refurbishment – ideal development opportunity
- No onward chain

home. A fantastic opportunity to create something special in the heart of Shirehampton, close to the High Street, local amenities, and excellent transport links including Shirehampton Station.

Early viewing is highly recommended.

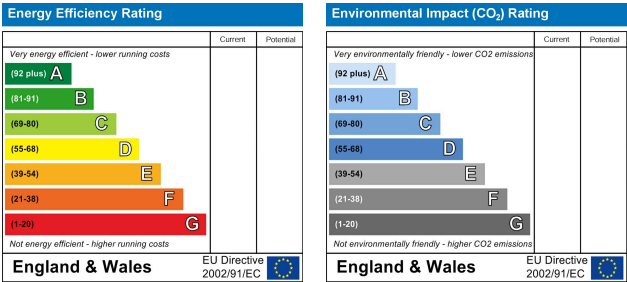
For Sale – Mixed-Use Period Property with Exceptional Potential in Shirehampton's premier road, the ever popular Station Road.

Guide Price: £225,000.
No Onward Chain

A rare opportunity to acquire a characterful period property situated on Shirehampton's premier road. Ideally located on Station Road (BS11 9TU), this substantial mixed-use building offers a versatile layout with exciting potential for redevelopment, subject to the necessary planning consents.

The ground floor features a spacious retail unit with a large cellar, offering ample storage or workspace. Above, a generously proportioned two-bedroom apartment provides light-filled accommodation with scope to modernise throughout. A private courtyard garden to the rear offers valuable outdoor space, and a spacious loft area presents further potential for conversion.

The property would suit a range of buyers – from investors and developers seeking to create two large self-contained flats, to owner-occupiers looking to transform it into a substantial family



Bristol
9 High Street, Shirehampton
Bristol BS11 0DT
01172 130333
www.goodmanlilley.co.uk





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